

| | | |
|--|---|---|
| Prepared by and Return to: Austin Law Firm, P.A. 6928 Cobblestone Drive Suite 100 Southaven, MS 38672 662-890-7575 MS Bar #3412 File No: S04-10-0281 | Grantors Address: P. O. Box 150 Southaven, MS 38671 Home: 212 Work: 662-893-1115 | Grantees Address: 256 Fairway Trace Hernando, MS 38632 Home: 901-292-6592 Work: 901-239-5930 |
|--|---|---|

WARRANTY DEED

WHEELER HOMES, LLC
GRANTORS

TO

JAMES C. WRAY, LINDA I. KOGLER,
MYRA G. KRAUS AND ALFRED P. KRAUS, JR.
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Wheeler Homes, LLC, do hereby sell, convey, and warrant unto James C. Wray and Linda I. Kogler, Myra G. Kraus and Alfred P. Kraus, Jr., as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Lot 305, Fairway Trace, located in Section 6, Township 3 South, Range 7 West, DeSoto County, Mississippi, as recorded in Plat Book 93, Page 17, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Subject to subdivision restrictive covenants, easements and setback lines as recorded in Book 93, Page 17, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for 2010 have been prorated, and possession is given with this deed.

WITNESS the signature(s) of the duly authorized officer (s) of the Limited Liability Company, this the 30th day of June, 2010.

WHEELER HOMES, LLC

BY: *Carmen Wheeler*
Carmen Wheeler
Member

STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named, Carmen Wheeler, who acknowledged that as Member for and on behalf of and by authority of Wheeler Homes, LLC, a Mississippi Limited Liability Company, signed and delivered the above and foregoing Deed on the day and year therein mentioned, and for the purposes therein expressed, he having been so duly authorized so to do.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of June, 2010.

Teresa Tedford
NOTARY PUBLIC

My Commission Expires

